

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment  
Committee (IACOM)  
of Heritage Western Cape (HWC) held via MS Teams  
at 09H00 on Wednesday, 13 March 2024**



**MATTERS DISCUSSED**

**11. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)**

**11.1** None

**12. SECTION 38(1): INTERIM COMMENT**

**12.1** None

**13. SECTION 38(4) RECORD OF DECISION (ROD)**

**13.1 Proposed Redevelopment on Erven 284, 287, 288 & 289, Corner Clarens & Regent Road, Sea Point: MA**  
**HM / CAPE TOWN METROPOLITAN / SEA POINT / ERVEN 284, 287, 288 & 289**

**Case No:** 22030411NK0322E

**RECORD OF DECISION:**

The Committee is satisfied that the previous comments have been addressed. The Committee supports the revised proposal as substantially in accordance with the previously approved proposal and notes improvements upon the previously approved proposals.

**The approvals contained in this decision are valid for 5 years from the date of this decision. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.**

**SJ**

**13.2 Proposed Development of Erf 157 (Pacaltsdorp), George: MA**  
**HM/ EDEN / GEORGE / PACALSDORP / ERF 157**

**Case No:** 18082018SB0831E

**FURTHER REQUIREMENTS**

The Committee notes the appointment of the archaeologist. The Committee requires the archaeologist's workplan to be updated to indicate the area for monitoring graphically (CDE). The Committee notes the risk of uncovering human remains and requires provision in the workplan for permitting processes. The revised workplan to be submitted to HWC for approval.

**SB**

**13.3 Proposed Deviations/Redesign on Portion 2 of Erf 177476 and Erf 168131, St James: NM  
HM/ CAPE TOWN METROPOLITAN/ ST JAMES/ ERF 177476**

**Case No:** HWC24013008CH0206

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection Friday, 5 April 2024.

CH

**13.4 Erven 65238-RE, 65274 and 65274, 109 Rosmead Avenue, Kenilworth  
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERVEN 65238-RE, 65274 AND 65274**

**Case No:** HWC24020108CN0205

**RECORD OF DECISION:**

The Committee endorses the Phase II HIA, as prepared by Claire Abrahamse, dated December 2023, as meeting the requirements of S38(3) of the NHRA as well as the recommendations of the HIA including the requirement of the CoCT of a landscape plan to be submitted. Any new development proposed for areas B, C, D and E is subject to Phase II HIA processes to be submitted to HWC.

CN

**14 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP**

**14.1** None

**15 SECTION 38(8) NEMA INTERIM COMMENTS**

**15.1** None

**16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT**

**16.1 Proposed Residential Development on Harcroft Estate, Duntaw Close and Bel Ombre Road,  
Constantia: NM**

**HM / CAPE TOWN METROPOLITAN / CONSTANTIA / ERVEN 123-RE & 803**

**Case No:** HWC23053105SJ0227

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Friday, 5 April 2024.

SJ

**16.2 Proposed Tourist Accommodation and Facilities on Rem Ptn 3 of Farm 587, Ertjiesvlei, Caledon: MA  
HM / OVERBERG / THEEWATERSKLOOF / CALEDON / PTN 3 OF FARM 587**

**Case No:** 22042803AM0429E

**FINAL COMMENT:**

The Committee is satisfied that the supplementary report meets the requirements of NHRA and resolved to support the application with the inclusion of interpretive material regarding the history of the site which is to be approved by the local authority.

**SB**

**16.3 Proposed construction of WEF in Swellendam: MA  
HM/OVERBERG/ SWELLENDAM/VARIOUS FARMS**

**Case No:** 20112507AM1015E

**FINAL COMMENT:**

The Committee supports the proposal as having a lower impact in heritage resources and endorses the report prepared by the PGS Heritage, date: 28 November 2023 and section 7 (page 35 to 39) and the recommendations therein as follows:

1. A no-go development buffer zone of 500m for wind turbine infrastructure must be implemented around the farm werfs located within the development area;
2. The Design Criteria outlined in section 5.4 should be adhered to;
3. A pre-construction walkdown of the final authorised layout including the powerline route must be conducted by an archaeologist to identify any areas requiring targeted mitigation in the form of excavation or removal of heritage resources. A walkdown report detailing the findings of the walkdown and the final layout must be submitted to HWC;
4. The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities; and
5. Should any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils or other categories of heritage resources including human remains be found during the proposed development, work must cease in the vicinity of the find and HWC must be contacted regarding a way forward.

**SB**

**17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP**

**17.1** None

**18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT**

**18.1** None

**19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT**

**19.1** None

**20 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP**

**20.1** None

**21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT**

**21.1** None

**22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT**

**22.1** None

**23. SECTION 27 PROVINCIAL HERITAGE SITES**

**23.1** None

**24. SECTION 47 CONSERVATION MANAGEMENT PLANS**

**24.1** None

**25. ADVICE**

**25.1** None

**26. SECTION 42 HERITAGE AGREEMENTS**

**26.1** None

**27. OTHER**

**27.1** None

**28. Adoption of decisions and resolutions**

The Committee agreed to adopt the decisions and resolutions as recorded above.